



INNOVATION CENTER

Business Park Drive & Dowdell Avenue
Rohnert Park, CA



(2) 89,896 SF Industrial Buildings Available for Lease or Sale
Warehousing + Light Manufacturing + Specialized R&D

NEWMARK

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Delivery
2Q 2023

 **PANATTONI**

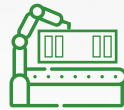
AVAILABILITY HIGHLIGHTS



±180,000 SF Available for Lease in (2) Buildings



Light Industrial I-L Zoning allowing Diverse Uses



Concrete Tilt Construction With Panelized Roof Deck



2,000, Amp 480/277 Volt Power Service



Large Truck Courtyard
11-12 Loading Docks, 2-4 Grade Level Doors Per Building



Quick Access To Hwy 101, Smart Rail and Bus Accessible



Modern Business Park Location



Convenient Access Retail and Entertainment Amenities

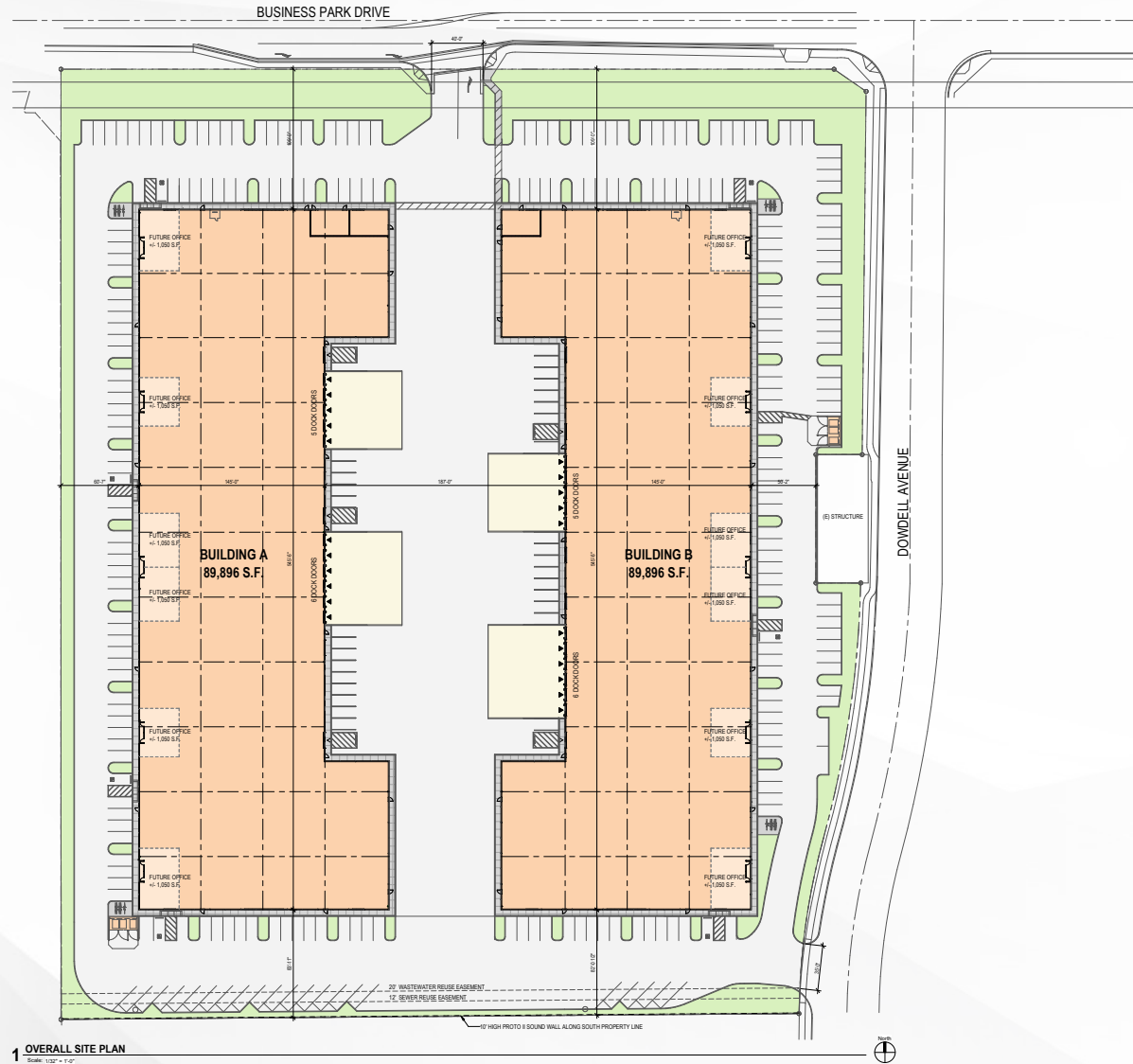


1.6/1,000 Parking



Available 2Q 2023

SITE PLAN



ELEVATIONS



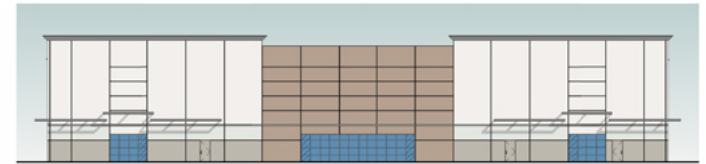
4 B - COLOR ELEVATION WEST
Scale: 3/16" = 1'-0"



3 B - COLOR ELEVATION EAST
Scale: 3/16" = 1'-0"



2 B - COLOR ELEVATION SOUTH
Scale: 3/16" = 1'-0"



1 B - COLOR ELEVATION NORTH
Scale: 3/16" = 1'-0"

BUILDING SPECIFICATIONS

5000 Dowdell Drive - Rohnert Park, CA

- New Construction [Delivery 2Q 2023]
- Concrete Construction/with Panelized Roof Deck
- Loading Docks: 11-12 per building [Options to Increase]
- Grade Level Doors: 2-4 per building [12' x 14']
- Clear Height: 28'
- Slab Floor: 6"
- Skylights: 1-2% Coverage
- Fire Sprinkler: ESFR
- Power: 2,000 AMPS @480/277v per building
- Divisible to 10,000 SF
- Parking Ratio: 1.6/1000
- Base Building Condition: Main Panel/Sub Meter, Fire Sprinklers
- Estimated Net Charges: \$0.30 psf
- Tenant Improvement Package: \$10.00 psf
- [I-L \[Light Industrial\] Zoning Link](#)



PROMINENT CORPORATE NEIGHBORS



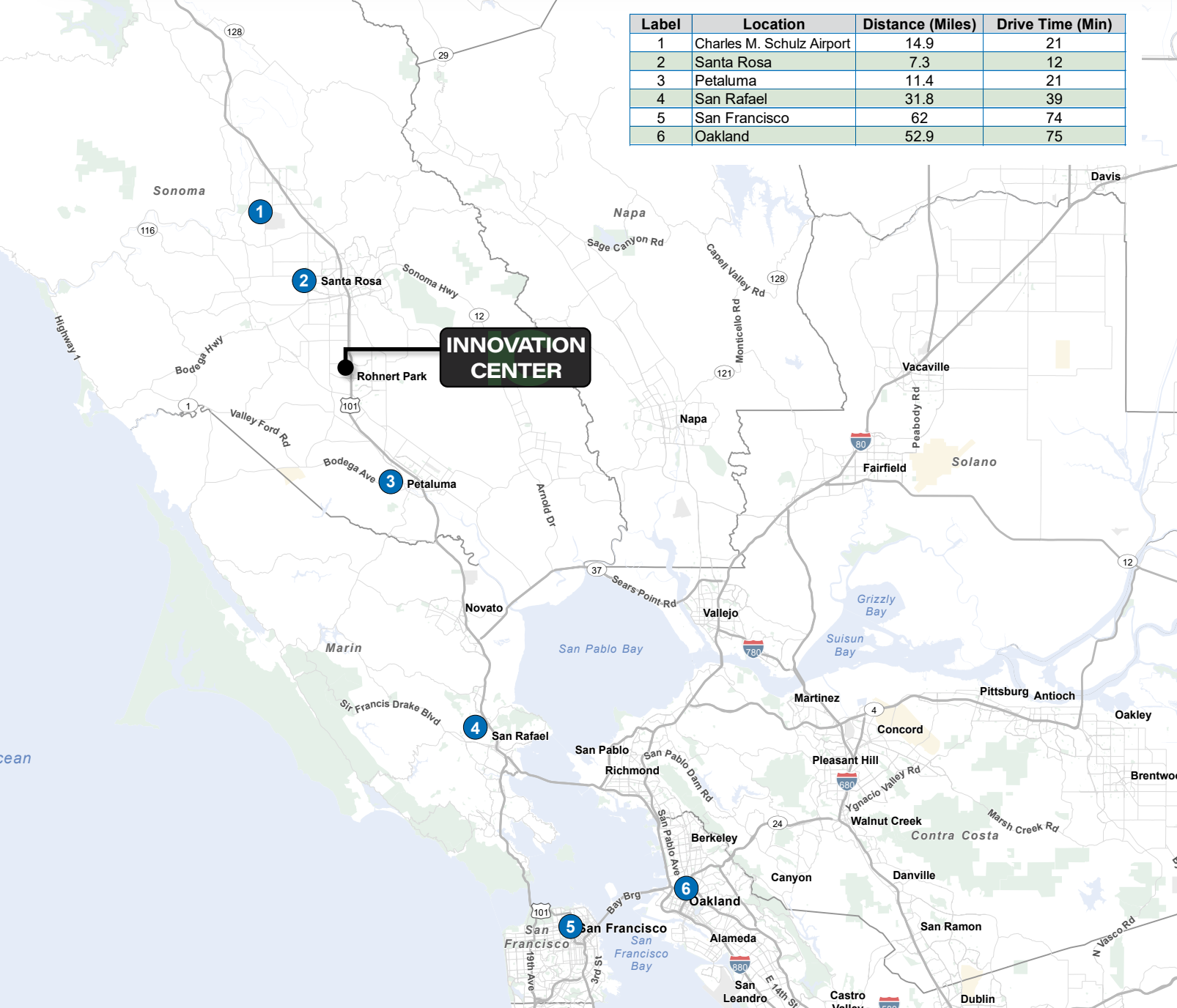
SURROUNDING AMENITIES



COMMUTE TIMES

AVERAGE ONE-WAY COMMUTE TIMES

Label	Location	Distance (Miles)	Drive Time (Min)
1	Charles M. Schulz Airport	14.9	21
2	Santa Rosa	7.3	12
3	Petaluma	11.4	21
4	San Rafael	31.8	39
5	San Francisco	62	74
6	Oakland	52.9	75



Innovation Center's North Bay location in Rohnert Park, allows short commute times.

Immediate access to local Freeway and rapid access to Interstate Freeway systems. With a central Sonoma County location, Innovation Center provides excellent regional warehousing and distribution possibilities.



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